File No.0707120001

WARRANTY DEED

BOX 10-A

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF AUGUST, 2012

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC
2207 Crestmoor Rd., Ste 101
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin J. Esval and Audra J. Esval	Regions Bank d/b/a Regions Mortgage	130-07-0-116
(NAME) 718 Lynnwood Blvd	(NAME) 2050 Parkway Office Circle	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Birmingham, AL 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120058351 DEEDWARR
Recvd: 08/07/12 10:34 2 pgs
Fees:13.00 Taxes:5106.00
20120807-0070194

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Thomas G. Andrews and wife, Cynthia M. Andrews** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto, **Kevin J. Esval and Audra J. Esval, husband and wife,** hereinafter called the grantee(s), HER heirs and assigns, a certain tract or parcel of land in Davidson County State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. "B" on the unrecorded plan of a Resubdivision of Lot Nos. 212 and 213, on the Plan of Royal Oaks Land Company's Subdivision, of record in Plat Book 421, Page 103, in the Register's Office for Davidson County, Tennessee, and said Lot No. "B" being part of Lot Nos. 212 and 213 on said plan and described as follows:

Beginning in the East margin of Lynnwood Boulevard at an iron pin, the common corners of Lot Nos. A and B of said resubdivison, said point being also South 1 degree 30' West 125 feet from a concrete monument at the Northwest corner of the original Lot No. 212 of said Royal Oaks Land Company's Subdivision; thence along the line between said Lots A and B South 87 degrees East 300 feet to an iron pin in the West Line of Lot D in said Subdivision thence along the west line of said Lot D, South 1 degree 30' West 125 feet to an iron pin at the corner of Lots B and C; thence with the line between said lots North 87 degree West 314.6 feet to an iron pin in the East margin of Lynnwood Boulevard; thence along the East margin of said Boulevard Northerly 103 feet to a point and continuing with the margin of said Boulevard Northerly 23 feet to the beginning.

Being the same property conveyed to Thomas G. Andrews and wife, Cynthia M. Andrews, by deed from James M. Halloran, of record in Instrument No. 20060922-0117705, dated September 18, 2006, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 718 Lynnwood Blvd., Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), THEIR heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 2nd day of August, 2012.

Thomas G. Andrews

Cynthia M. Andrews

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within names Thomas G. Andrews and Cynthia M. Andrews, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of August, 2012.

Commission expires: 12-21-14



Notary Public

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RETURN TO:
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Nashville, TN 37215